

MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
July 25, 2006
7:30 P.M.

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: ROBERT ABBOTT MEMBERS: LOLA FELLINGER, JIM GIBLIN, KEN LOMBARDI, DAVID C. MASCARO, ALEX MCKINDRA, STEVE WALLACE
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled. **An estimated time allotment for each public hearing item is indicated in italics.**

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS

PUBLIC COMMENT

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

ANNUAL ELECTION OF OFFICERS

1. The Commission will elect a new Chair and Vice Chair.

MINUTES

[June 13, 2006](#)

CONSENT ITEM

1. REQUEST FOR DETERMINATION OF GENERAL PLAN CONFORMANCE – 1700 OAK PARK BOULEVARD (FORMER OAK PARK ELEMENTARY SCHOOL SITE)

In the near future, the Contra Costa County Redevelopment Agency intends to sell its Oak Park Boulevard property. By letter dated June 13, 2006, the County has requested that the City make a finding that the proposed disposition falls under General Plan conformance pursuant to Government Code §65402. The entire 10.0 acre site is currently zoned *PUD – Planned Unit Development (Ordinance 410)*.

[Staff Report](#)
[Location Map](#)
[Contra Costa County Letter](#)
[Resolution](#)

STUDY SESSION ITEM

1. RESIDENTIAL CONDOMINIUM CONVERSIONS

At the May 9, 2006 Planning Commission meeting, the Commission held a Study Session discussion of both residential and commercial condominium conversions throughout the City. At this meeting, the Planning Commission stated a desire to have a follow up discussion on this topic and to review examples of other local agency condominium conversion ordinances for review.

[Staff Report](#)
[Condominium Conversion Ordinance](#)
[General Plan Reference](#)
[Other City Examples](#)

DISCUSSION ITEMS

1. CITY-WIDE RESIDENTIAL AND NON-RESIDENTIAL DESIGN GUIDELINE UPDATE

At the July 11, 2006 Planning Commission meeting, the Commission requested that survey questions come back to the Commission for further discussion at both the July 25, and August 8, 2006 Planning Commission meetings. The Commission will continue their discussion, and review and provide feedback for the City-Wide Design Guideline survey questions.

[Staff Report](#)

2. [REVIEW OF PENDING PLANNING DIVISION APPLICATIONS](#)

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

3. REVIEW OF THE [DRAFT AGENDA](#) FOR REGULAR MEETING ON AUGUST 8, 2006

The next meeting of the Planning Commission will be a regular meeting on Tuesday, August 8, 2006. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and

discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

COMMISSIONER COMMENTS AND ANNOUNCEMENTS

The next regular meeting of the Planning Commission will be on August 8, 2006, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.